BLOCK 122 LOTS 13 14 15 & 16
IN OR 787 PG 349
R433662 & R433663

HENDERSON PATRICIA
27626 WEST 4TH AVENUE
HILLIARD, FL 32046

2024

08-3N-24-2380-0122-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

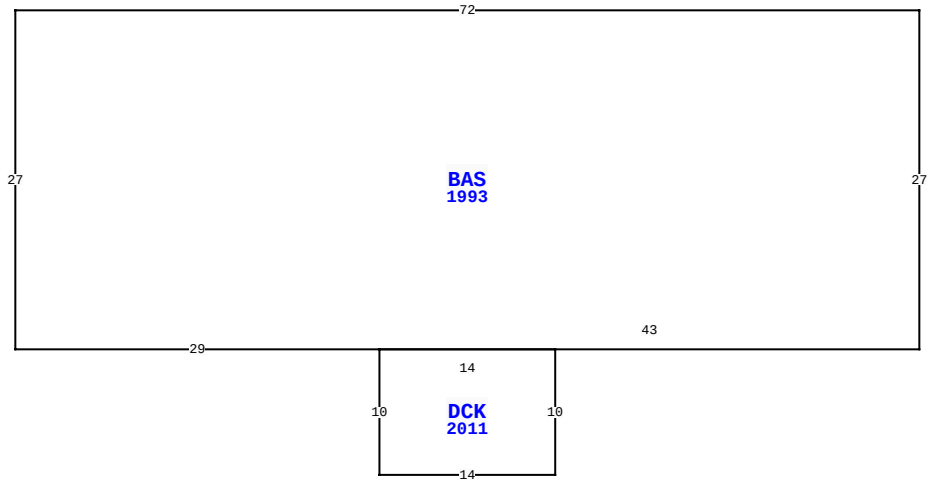
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	49,426
DCK	140	15	21	534
TOTALS	2,084		1,965	49,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,965	113.0000	84.75	166,534	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1999 Heated Area: 1944 HX Base Yr 1999



27626 W FOURTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,960
TOTAL MARKET OB/XF VALUE		804
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		80,764
SOH/AGL Deduction		27,834
ASSESSED VALUE		52,930
TOTAL EXEMPTION VALUE	HX HB WX	32,930
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		80,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0441	3/30/2022	QC	U	I	11	100
GRANTOR: HENDERSON ARTHUR & PA						
GRANTEE: HENDERSON PATRICIA						
0787/0349	3/13/1997	WD	Q	I		28,500
GRANTOR: MCKINNON JEAN P						
GRANTEE: HENDERSON ARTHUR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W72 S27 E29 DCK=[YR=2011] S10 E14 N10 W14$ E43 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1970	1970	3	20	804	

LAND DESCRIPTION

TOTAL OB/XF 804

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	RM-4	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 04/22/2024 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS